

Appendices



Above: Palm trees at Woodlawn Lake Park.

Introduction

The following appendices provide additional information about the planning area including community demographics, community history, a resource directory, a meeting calendar, a plan dictionary and other resource information.

Near Northwest Community Plan

Near Northwest Community Plan

Community History



*Example of a brochure advertising for Inspiration Hills from the early 1950s.
(Courtesy of Wilber Fite)*

The Near Northwest Community is comprised of nine different neighborhood associations, each one with its own unique history. From the earliest development during the 1880s and through the most recent additions in the Inspiration Hills, Sunshine Estates, Maverick and Hillcrest neighborhoods during the 1950s and 1960s, the Near Northwest area has had a tradition of containing some of the most desirable residential real estate in San Antonio. Amenities like Woodlawn Lake and Jefferson High School have contributed to a high level of quality of life and, consequently, have attracted residents to the area. The period during the 1970s through the early 1990s saw a growing trend of residential flight to newer suburban areas outside of Loop 410. However, the area has seen a recent influx of migration by younger families attracted to the area's traditional neighborhoods. The unique architectural qualities of the housing stock, proximity to downtown, improved economic corridors, popular green-space, and strong community involvement are all part of the early and recent history of the Near Northwest Community that help define its neighborhoods.

Early Development

The Woodlawn Lake Area

Originally part of the eight leagues of public domain granted San Antonio by the King of Spain and later deeded to it by the First Texas Congress in 1837, the Woodlawn Lake neighborhood began as the West End when the West End Town Company bought 1000 acres of mesquite brush in 1888 around the northwestern edge of the city limits and named the development after themselves. The addition of the lake, combined with other resort-like qualities, quickly made the area attractive to some of San Antonio's most influential families. During the late 1920s the West End Town Company community changed its name to **Woodlawn Lake**.

In addition to the historic homes and the heavily used Woodlawn Lake park, the Woodlawn Lake community is also home to another site of important local history, the former Peacock Military Academy. Now called the Salvation Army Peacock Center, the once-prestigious boys' school was founded in 1894 by Wesley Peacock Sr. The Academy can claim Dwight D. Eisenhower as a former staff member since he was a football coach and instructor at the academy while stationed at Fort Sam Houston.

In 1921, N. S. Dickinson and Company began a 100-acre development bounded by Fredericksburg Road to the east, W. Kings Highway to the north, Zarzamora to the west, and Woodlawn to the south. The development of this neighborhood, which was named **Woodlawn Place** and is currently located in the southeast corner of the Jefferson Neighborhood, only enhanced the reputation of this area as one of the premier communities in which to live, work, and play.

North of Fredericksburg Road, development of the **Los Angeles Heights** neighborhood began through the efforts of Alexander Walton during the early part of the twentieth century.

During the late 1920s, a group of developers, that included Leo S. Karren, H. C. Thormann, who also developed properties in Olmos Park, and C. M. Furr, transformed a dairy farm owned by George Calvert into one of the most desirable neighborhoods in San Antonio. Today's **Monticello Park** neighborhood boundaries include the original Woodlawn Terrace neighborhood, as well as the original Monticello Park. In 1929, a portion of the land in Monticello Park was sold to the San Antonio Independent School District in what would become the site for Jefferson High School, one of the most recognizable community and San Antonio landmarks. Monticello Park became a hub for San Antonio's Jewish community during the 1930s and 1940s and was known as the "Silk Stocking District."

Monticello Park is composed of an eclectic mix of architectural styles, ranging from Art Moderne to Spanish Mediterranean.



Copy of the original plat for the Woodlawn Place neighborhood.



Copy of the original plat for the Los Angeles Heights neighborhood.

Near Northwest Community Plan

nean to Tudor, which were designed by many different architects. One such architect, N. Strauss Nayfach, designed about forty (40) of the homes in the neighborhood, in addition to prominent San Antonio and Texas landmarks, such as the Alameda Theater and one of the University of Texas at Austin School of Architecture buildings.

Real estate development activity increased during the mid-1930s until World War II. Construction of the **Donaldson Terrace** and **Jefferson Manor** (currently comprises the majority of the Jefferson neighborhood) neighborhoods began during the late 1930s by a man named Lowery and by L. E. Fite, founder of L. E. Fite and Company in 1923, respectively. Donaldson Terrace was completed soon after the end of the War, while Jefferson Manor was finished by 1942.

Post-World War II Residential Development

In 1953, Wilber L. Fite of L. E. Fite and Company and nephew of L. E. Fite, began developing the **Inspiration Hills** neighborhood. This area, which still contains a unique mix of post-World War II architectural styles, beautiful vistas, and large lots, helped lead the way for suburban development patterns in San Antonio.

According to Wilber Fite, horseback riders would pull up the wooden stakes marking the lots slated for development in an effort to delay construction of houses on top of their beloved horse trails. Joe Wofford, planning task force member and long-time resident of Inspiration Hills, recalls camping on top of a hill near the present-day intersection of Horizon and Willowbrook before the development of the neighborhood. Barbara Wofford, wife of Joe and fellow task force member, fondly remembers going to the top of another hill years before residential construction began and sliding down the hard caliche surface on a flattened cardboard box.

Much like the more traditional Monticello Park neighborhood, Inspiration Hills was designed by a group of different architects that resulted in the development of distinguishable characteristics of neighboring houses and wide variety of styles throughout the neighborhood. Construction began at Bella Vista in the southern portion of the neighborhood. Another unique contribution to the local neighborhood history upon development of Inspiration Hills is that this community contains the second oldest mandatory homeowner's association but the oldest continuously operating mandatory homeowner's association in San Antonio .

Development of the Old Maverick Family Ranch

Soon after beginning development of the Inspiration Hills area, L. E. Fite and Leroy Pletz worked together to continue transforming this rolling brush country northwest of San Antonio into desirable neighborhoods. They developed the **Sunshine Ranch** (presently known as Sunshine Estates) neighborhood just northeast of Inspiration Hills during the mid-1950s. The **Maverick** neighborhood also was constructed around this time and is located just east of Sunshine Ranch. Mr. Pletz then continued building to the northwest by developing the **Hillcrest** neighborhood during the latter part of the 1950s and the 1960s.

Highlights of the Near Northwest's Commercial History

Fredericksburg Road has followed its historical precedent by continuing to serve the Near Northwest Community as its primary commercial and entertainment corridor. Businesses, such as DeWese's Tip Top Café (see postcard to the right), which has served area residents Texas-style cooking since 1938, Coolcrest Miniature Golf, and the Woodlawn Theater, have made Fredericksburg Road well-known throughout the city for destination eating, shopping, and playing. Other business names from the past, including Naomi's Gift Shop at Fredericksburg and Fulton Street, which Mrs. Wofford concluded must have been the supplier of "about half of the China and crystal for San Antonio brides during the 1950s," are now just distant memories.

Because of its function as the main travel route from San Antonio to Fredericksburg in the Hill Country, Fredericksburg Road also contained many motor lodges and restaurants beckoning the weary traveler. The Indian Village, for example, could not be missed by en route vacationers, due to its series of decorative yellow Indian teepees (see postcard to the right) and was said to serve hot rolls with honey upon arrival and was home to "some of the best steaks in town." While many of the old Fredericksburg Road businesses no longer remain, newer businesses have led to a recent renewal of interest in the corridor for business opportunities.



Long-time neighborhood staple, DeWese's Tip Top Café on Fredericksburg Road, is still going strong. (Courtesy of the Bruce Martin collection)



Indian Village, which was formerly located on Fredericksburg Road, claimed to have the "best steaks in the West." (Courtesy of the Bruce Martin collection)

Near Northwest Community Plan



Advertisements for local businesses from a 1946 edition of Jefferson High School's newspaper, the *Jefferson Declaration*. (Courtesy of Joe and Barbara Wofford)

Construction of Jefferson Village, another L. E. Fite and Company project, in 1948 led the way in neighborhood commercial development as the first shopping center of its type to be constructed in the nation. Stores like Village Hardware, Winn's, and Summer's Drug Store all helped Jefferson Village develop a reputation as one of the premiere shopping locations in all of San Antonio. Jefferson Village won an award in 1949 given by the National Association of Homebuilders of the United States as part of the Neighborhood Development Contest. According to Joe Wofford, the Manor Grocery Store and Market, which was owned by Bob Osborn and was located across the street from Jefferson Village, served the needs of the neighborhood for many years. Customers could conveniently make grocery orders by phone and then pick them up.

Historically, the Near Northwest Community has seen a variety of types of businesses flourish and move on, very much mirroring the residential history of its neighborhoods. While much has changed in the area in the form of commercial and residential tenants, many of the original buildings and, thus, much of the historic fabric of the community remains. From the time of the earliest residential development around Woodlawn Lake in the 1880s until the 1950s and 60s, the area has been characterized by the transformation of rural countryside into bustling suburbs. Ironically, the entire Near Northwest Community is appreciated today for its proximity to downtown and its urban locale with a small-town feel. It is a community that still values its local businesses, its unique architecture, its historic properties (schools, parks, homes, and businesses, alike), and its neighbors.

Historical Extras from the Near Northwest Area



Taken from the September 19, 1946 edition of the Jefferson High School newspaper, the *Jefferson Declaration*, this cartoon demonstrates the importance of the local football team to the pride of the school and to the community. (Courtesy of Joe and Barbara Wofford)



Angeles Courts —The back of this historic postcard describes this motor lodge that had a 2424 Fredericksburg Road address as “located at the City limits at the Northwest corner of the City on the Old Spanish Trail, U. S. 87 and State No. 9. Surrounded by beautiful landscaped grounds. Ultra Modern Accommodations.” (*Courtesy of the Bruce Martin collection*)



Wolfe's Inn at Fredericksburg Road est. 1915—"Has been known for its delicious food all over the world... Chicken and steak dinners served family style, biscuits, preserves, gravy, dessert, drink." (*Courtesy of the Bruce Martin collection*)



R. B. Carssow's Drug Store, corner of Grant and Cincinnati Avenues and Fredericksburg Road—"The new home of R. B. Carssow's Big Prescription Drug Store, one of San Antonio's most progressive Drug Stores, which built its reputation on honest and careful prescription work." (*Courtesy of the Bruce Martin collection*)

Near Northwest Community Plan

Resource Directory

Consulting Experts

Celine Casillas-Thomasson
CoSA NCR Program (Neighborhood Action Dept.)
207-3926

Phil Covington
San Antonio Development Agency
225-6833

Scott Ericksen
San Antonio/Bexar County Metropolitan Planning Organization
227-8651

Ernest Haffner
San Antonio Development Agency
225-6833

Raymond Quiroz
VIA Metropolitan Transit
362-2166

Capt. Mahala Ritchey
CoSA Police Department
207-8126

Gerald Roebuck
CoSA Code Compliance Dept.
215-1737

Sergio Soto
CoSA Parks and Recreation Dept.
207-7195

Goyo Zepeda
CoSA Parks and Recreation Dept.
207-7195

Additional Resource Numbers

A

Animal Control	737-1442
Dead Animal Pickup	522-8831
Stray Animal Pickup	737-1442

B

Birth and Death Records	207-8754
Brush Pickup	522-8831
Building Permits	207-8820

C

City Council Office	207-7040
City's Website	www.sanantonio.gov
Code Compliance Complaints	207-7230
Curb damage by street repair contractors (report to Public Works, Maintenance Div.)	207-2800 or 359-3110

D

Domestic Violence Counseling (Police Dept.)	207-2141
---------------------------------------------	----------

F

Fire non-emergency	207-7744
--------------------	----------

G

Garage Sale Permits	207-8263
Graffiti Hotline	207-4400

H

Health Department	207-8780
-------------------	----------

I

Illegal Dumping	207-DUMP (3869)
Immunization Information	207-8750

J

Job Line - City of San Antonio	207-7280
--------------------------------	----------

K

Keep San Antonio Beautiful	522-8823
----------------------------	----------

L

Library Telephone Reference	207-2500
-----------------------------	----------

M

Merced Housing Texas	281-0234
Metropolitan Planning Organization (San Antonio/Bexar Co. MPO) annual "Call for Projects" (bicycle trails, road improvements, etc.)	227-8651

N

Neighborhood Commercial Revitalization Program	207-3927
------------------------------------------------	----------

Near Northwest Community Plan

Noise Complaints	207-7230
P	
Parks & Recreation Department	
After School Challenge Program	207-3170
Park Reservations	207-PARK (7275)
Volunteer Services - Tool Lending	207-8452
Park Rangers Dispatch (24 hours)	207-8590
Planning Department	207-7873
Police, non-emergency	227-7201
Pothole, Chughole Complaints	359-3110
Public Information Office	207-7235
R	
Rental Rehab Program (City of San Antonio, Neighborhood Action Dept.)	207-7881
S	
San Antonio Housing Authority - Sect. 8 Problem Line	212-SEC8
Senior Citizen Services	207-7172
Stop signs/Speed humps	207-7000
T	
Tax Office	207-8680
Traffic	207-7720
W	
Water Testing	207-8887
Y	
Youth Services	207-7195

Meeting Calendar

Community Meetings

Spring Social

Saturday, March 24, 2001; 10:30 AM – 1:30 PM
Woodlawn Lake Park

Identifying Community Strengths and Weaknesses Meetings

Wednesday, March 28, 2001; 6:30 – 8:00 PM
Baskin ES, 630 Crestview Dr

Thursday, March 29, 2001; 6:30 – 8:00 PM
St Paul's Community Center, 1201 Donaldson

Reviewing Community Strengths and Weaknesses Meeting

Tuesday, June 12, 2001; 6:30 – 8:00 PM
St Paul's Community Center, 1201 Donaldson

Plan Writing Conference

Saturday, July 21, 2001; 8:30 AM – 3:00 PM
Jefferson High School,

Reviewing the Strategies Meeting

Monday, December 3, 2001; 6:30 – 8:30 PM
St Paul's Community Center, 1201 Donaldson

Additional Outreach Efforts

Saturday, April 7, 2001, Monticello Park Street Party

Monday, May 14, 2001, Jefferson NA meeting

Tuesday, May 22, 2001, Inspiration Hills Kitchen Table Meeting

Monday, May 28, 2001, Los Angeles Heights/Keystone NA Meeting

Business Meetings

Thurs., October 4, 2001; 8:00 – 9:00 AM & 6:30 – 7:30 PM
Blanco Café, 1822 Fredericksburg Road

Near Northwest Community Plan

Plan Glossary

AACOG – Alamo Area Council of Governments

AIA – American Institute of Architects

CAPCBC – College Access Project for Corporations and the Business Community

CAPHSS – College Access Project for High School Seniors

CDC – Community Development Corporation

COSA – City of San Antonio

COSTEP – Council for South Texas Economic Progress

CPS – City Public Service

Community Facilities – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Charrette – is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

Conservation District – is a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) that includes the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

EPA – Environmental Protection Agency

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

FTA – Federal Transit Administration

Façade – the exterior wall of a building exposed to public view.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

Infill Housing – New housing constructed on vacant lots in an area that is predominantly developed. The new housing can include: single-family, duplexes, townhouses, apartments, senior housing, etc.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Landscaping Ordinance – Implemented in 1994, the primary purpose of the City's Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

Linear Parks– Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Livable Wage – An income sufficient to meet a family's basic needs.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

Marketing Studies – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

Master Plan – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordi-

Near Northwest Community Plan

nate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Microenterprise – Small business entities, usually employing less than five persons.

NAD – Neighborhood Action Department

NAMP – Neighborhood Accessibility and Mobility Program

NAs – Neighborhood Associations

NCR – Neighborhood Commercial Revitalization Program

NICP – Neighborhood Improvement Challenge Program. The Planning Department's Challenge Program consists of three funds: 1) the Neighborhood Learning Fund, 2) the Neighborhood Tree Fund and 3) the Neighborhood Project Fund. Each year, the Neighborhood Learning Fund offers a limited amount of funds to implement the skills learned in a workshop. The Neighborhood Tree Fund offers free street trees and the Neighborhood Project Fund offers between \$2,500 and \$5,000 for community improvement efforts.

Node – A center of activity or development, often located at a major intersection.

Nonpoint Pollution – Pollution that enters the environment from a generalized location. For example, runoff from cars would be a source of nonpoint pollution. Whereas a pipe dumping pollutants into a stream would be a point source of pollution.

Overlay Zoning – is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

SAC – San Antonio College

SARA – San Antonio River Authority

TxABC – Texas Alcohol and Beverage Commission

WIC – Women Infants and Children

Historic Districts and Conservation Districts

The following text provides a brief description of historic districts and neighborhood conservation districts.

Historic Districts

Will designation affect the use of my property? NO

- Use of property is regulated by the City's Zoning ordinance. Whatever uses are permitted by the zoning for the property are not affected by historic district designation. Historic district designation is concerned with the aesthetics, not the uses of the property

Does district designation require me to "retrofit" my property to a more "historic" character? NO

- Historic district designation will not require retrofitting. If a property owner elects to make an addition or an improvement to his property after designation, the addition or improvement will need architectural review and approval by the Historic and Design Review Commission (HDRC).

Does district designation affect changes to the interior of a property? NO

- Historic district designation does not regulate interior changes to a property.

Will I always need to hire an architect? NO

- Just as before historic designation, a minor change to a property probably would not need the services of an architect. However, just as in undesignated areas, a property owner would probably elect to hire an architect or other professional to assist in plans for a major change to his or her property.

Can I pick my own paint colors? YES

- HDRC will review changes in paint colors, but ordinarily the property owner's choice will be respected unless the colors are completely out of character. If colors are determined inappropriate, the Historic Preservation Officer can assist the property owner in color selection.

Will my Taxes go up? NO

- Historic designation in itself does not increase taxes. Taxes go up if the assessed valuation of a property increases or the tax rate is increased by a political entity.

Near Northwest Community Plan

Conservation Districts

In 1998, City Council, through the CRAG I initiative, targeted the designation of Neighborhood Conservation Districts as a CRAG priority action recommendation. The Neighborhood Conservation District Ordinance planning tool, in the form of a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) is available to help implement neighborhood and community plans, through the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Recognized as a means to promote neighborhood revitalization for communities within Loop 410, Neighborhood Conservation District designation identifies a set of “character-defining elements,” (e.g. front porches, detached garages, building height, setbacks, etc.) for a specific residential and/or commercial area, that are adopted as design development standards. A review process of these neighborhood attributes then is placed into effect, in an effort to retain neighborhood integrity, protect and stabilize property values, and prevent insensitive development. The review process, which will address infill development or rehabilitation projects, is to be administered through the Planning Department staff, and will allow a streamlined, objective evaluation of projects proposed within established Neighborhood Conservation District boundaries.

As a zoning overlay designation, Neighborhood Conservation District status does not affect the use of property, nor does it require a property owner to rehabilitate existing structures to conform to the design standards. In addition, Neighborhood Conservation District designation alone does not increase property taxes.

Neighborhood Conservation District designation, whether used to protect distinctive architecture, combat incompatible development, or stabilize property values, is a neighborhood revitalization planning tool that provides a more predictable course of development, an efficient building permit process without the necessity of a HDRC review, and a means of self-determination for residential and commercial neighborhood organizations.

Near Northwest Community Plan

Near Northwest Community Plan

Near Northwest Community Plan

Near Northwest Community Plan

